CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



July 2, 2025

GTR Consultants George T. Rodriguez, PE 12800 San Juan NE Albuquerque, NM 87123

RE: Spirits of Old Town

522 Romero Street NW Permanent CO - Approved

Engineer's Stamp Date: 07/17/2023

Engineer's Certification Date: 6/26/2025

Hydrology File: J13D217 Case # HYDR-2025-00226

Dear Mr. Rodriguez:

Based on the Engineer's Drainage Certification received 07/02/2025 and site visit on

07/02/2025, this letter serves as an approval from Hydrology Section for a Permanent Certificate

of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Albuquerque

PO Box 1293

Sincerely,

NM 87103

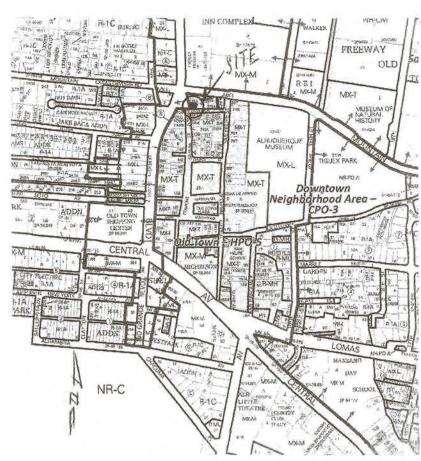
Anthony Montoya, Jr., P.E., C.F.M.

www.cabq.gov Senior Engineer, Hydrology

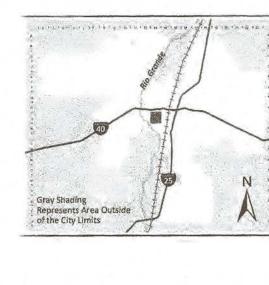
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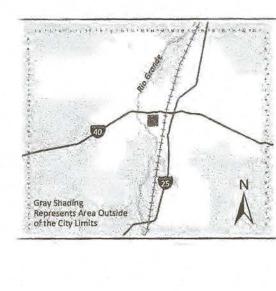
Planning Department, Development Review Services

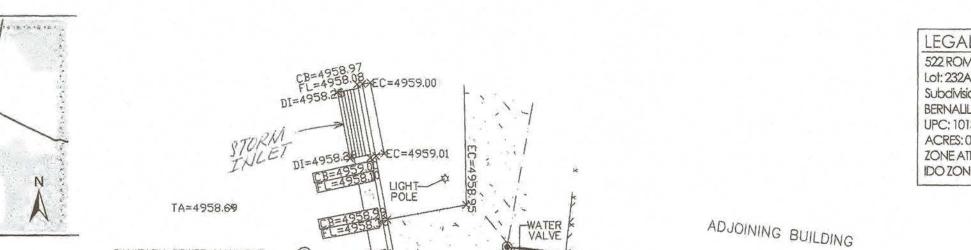
FEMA PANEL NO. 35001C0331H EFFECTIVE 08-16-2012

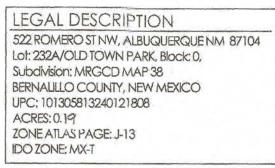


IDO Zone Atlas May 2018



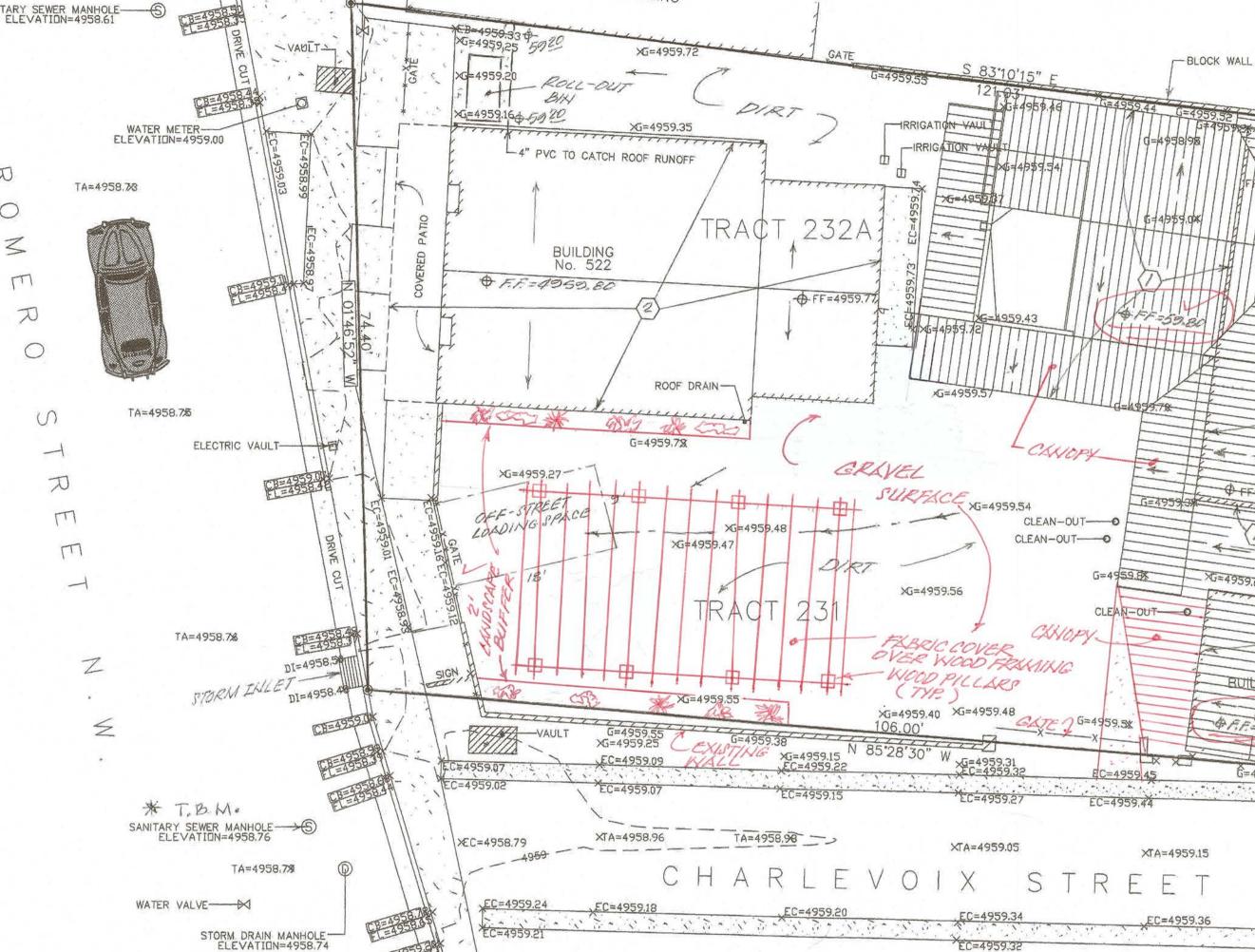












EROSION CONTROL MEASURES:

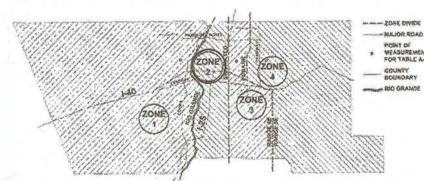
THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS: SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL. CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUOUEROUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

FIGURE 6.2.3 Precipitation Zones



Zone	Land Treatment				
	A	В	- c	D	
100-YEA	R EXCESS PAR	TICIPATION, E (IN	1)	Carlos Company	
7	0.55	0.73	0.95	2,24	
2)	0.62	0.80	1.03	2.33	
3	0.67	0.86	1.09	2.58	
4	0.76	0.95	1.20	3.34	

DRAINAGE CERTIFICATION :

I, THOMAS D. JOHNSTON, N.M.P.E. NO. 17158, DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JULY 17, 2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, OF THE FIRM WAY JOHN SURVEYING ALBUQUERQUE, NEW MEXICO,. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 26, 2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER

THOMAS D. JOHNSTON, N.M.P.E. NO. 17158

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF ROMERO STREET N.W. BETWEEN MOUNTAIN ROAD N.W. AND CHARLEVOIX STREET N.W. (OLD TOWN), IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS 'J-13-Z').

THE SUBJECT SITE, 1.) IS AN EXISTING DEVELOPED PROPERTY THAT IS TO HAVE A BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 522 ROMERO STREET N.W., ALBUQUERQUE, NEW MEXICO), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE 'X', REFERENCE FEMA PANEL NO. 35001CO331H, EFFECTIVE 08-16-2012).

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a.), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.19 ACRE

PRECIPITATION ZONE: TWO (2)

"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

J-13-Z

PRECIPITATION: 100-YR./6 HR. = 2.29 IN.

EXCESS PRECIPITATION:	PEAK DISCHARGE :
TREATMENT A 0.62 IN.	1.71 CFS/AC.
TREATMENT B 0.80 IN.	2.36 CFS/AC.
TREATMENT C 1.03 IN.	3.05 CFS/AC.
TREATMENT D 2.33 IN.	4.34 CFS/AC.
EXISTING CONDITIONS:	PROPOSED CONDITIONS:

	AREA	AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.13 AC.	0.09 AC.
TREATMENT D	0.06 AC.	0.10 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED 'E' = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.13) + (2.33 \times 0.06) / 0.19 = 1.44 IN.$ V100-360 = (1.44 X 0.06) / 12 = 0.00720 AC. FT. = 313.6 CU. FT.

EXISTING PEAK DISCHARGE:

 $Q-100 = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.13) + (4.34 \times 0.06) = 0.66 CFS$

PROPOSED EXCESS PRECIPITATION:

WEIGHTED 'E' = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.09) + (2.33 \times 0.10) / 0.19 = 1.71 IN.$ V100-360 = (1.71X 0.10) / 12 = 0.01425 AC. FT. = 620.7 CU. FT.

PROPOSED PEAK DISCHARGE :

 $Q-100 = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.09) + (4.34 \times 0.10) = 0.671CFS$

INCREASE: V100-360 = 307.1 CU. FT. Q-100 = 0.05 CFS

STORM WATER QUALITY POND VOLUME REQUIREMENT CALCULATION:

"NEW IMPERVIOUS AREA" = 1,542.0 SQ. FT. 0.26"/12 X 1,542.0 = 33.4 CU. FT. 33.4 CU. FT. X \$ 8.00/CU. FT. = \$ 267.28 CASH IN LIEU AMOUNT

NEW BUILDING ADDITION

EXISTING BUILDING

GENERAL NOTES:

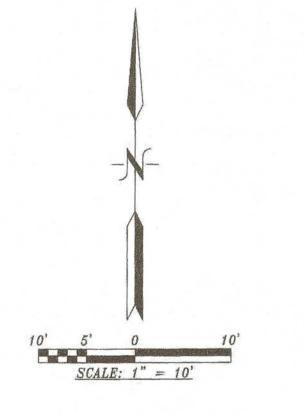
- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-J13A", HAVING AN ELEVATION OF 4960.499, NAVD 1988.
- 3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

NOTE: PROVIDE ROOF DRAIN GUTTERS TO DOWNSPOUTS WITH CONCRETE SPLASH BOXES (TO DISSIPATE FLOW ENERGY), TO BE REQUIRED ALONG THE BACK SIDE OF BUILDING STRUCTURE(S) (LOCATIONS TO BE DETERMINED BY PROJECT ARCHITECT, PLEASE DIRECT THE DOWNSPOUTS TO THE 6" SWALES WHICH GO TO THE STREET.

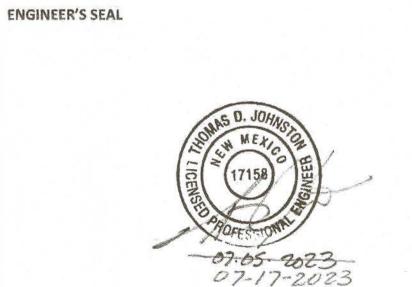
NOTE:

EXISTING BUILDING = 2,293.0 SQ. FT. = 0.05 AC.

₱ PROPOSED ADDITION = 1,542.0 SQ. FT. = 0.04 AC. (INCLUDING COVERED) WALKWAY)



CB = CURB DI = DROP INLET EC = EDGE OF CONCRETE G = GROUND FL = FLOWLINE TA = TOP OF ASPHALT



ALBUQUERQUE, BERNALILLO, COUNTY, NEW MEXICO.

LEGAL DESCRIPTION: TRACT 231 AND 232A, M.R.G.C.D. MAP NO. 38,

XTA=4959.23

A PROPOSED PLAN FOR

SPIRITS OF OLD TOWN

FOUND #5 REBAR WITH CAP ELEVATION=4960.15

SERVICE POLE

(522 ROMERO STREET N.W.) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2023

AS-BUILT CERTIFICATION (06-26-25)

GRADING AND DRAINAGE PLAN



REVISION DATE

SHEET NUMBER

C-1.00